

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

historic name N/A

other names/site number Downtown Core South Historic District [preferred]

## 2. Location

street & number Generally bounded by C Avenue, the alley south of Sherman, Washington, and Poplar Streets [n/a] not for publication

city or town Hutchinson [ ] vicinity

state Kansas code KS county Reno code 155 zip code 67501

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination

☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property

☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant

☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Berkend D. Bantley DSHPD June 2, 2004  
Signature of certifying official Date

Kansas State Historical Society  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

## 4. National Park Service Certification

Signature of the Keeper

Date of Action

I hereby certify that this property is:

☐ entered in the National Register

☐ See continuation sheet

☐ determined eligible for the National Register

☐ See continuation sheet.

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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\_\_\_\_\_

Downtown Core South Historic District  
Name of Property

Reno County, Kansas  
County and State

## 5. Classification

**Ownership of Property**  
(Check as many boxes as apply)

- ☒ private  
☒ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**  
(Check only one box)

- ☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

Contributing	Noncontributing	
<u>31</u>	<u>3</u>	buildings
<u>1</u>	<u>1</u>	sites
<u>2</u>		structures
		objects
<u>34</u>	<u>4</u>	Total

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed  
in the National Register**

Commercial & Industrial Resources of Hutchinson

N/A

## 6. Function or Use

**Historic Functions**

(Enter categories from instructions)

COMMERCE/specialty store

COMMERCE/warehouse

RECREATION/park

**Current Functions**

(Enter categories from instructions)

COMMERCE/specialty store

COMMERCE/business

RECREATION/park

## 7. Description

**Architectural Classification**

(Enter categories from instructions)

Late Victorian

Late 19<sup>th</sup> & 20<sup>th</sup> Century Revivals

Other: One- & two-part

Commercial block buildings

See continuation sheets

**Materials**

(Enter categories from instructions)

foundation Limestone, CONCRETE, BRICK

walls Limestone, BRICK, METAL,

WOOD

roof OTHER

other Limestone, BRICK, Iron

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheets.



## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

### Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67 been requested).
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

### Areas of Significance

(Enter categories from instructions)

Commerce

Architecture

### Period of Significance

1876-1953

### Significant Dates

1912

### Significant Person

(Complete if Criterion B is marked above)

n/a

### Cultural Affiliation

n/a

### Architect/Builder

Kelso, Mann & Gerow; W.E. Hulse & Co.;  
Conard & Johnston; Unknown

Downtown Core South Historic Dis ct  
Name of Property

Reno County, Kansas  
County and State

## 10. Geographical Data

Acreage of Property 14.71 acres

### UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing
1	<u>14S</u>	<u>593893</u>	<u>4212079</u>
2	<u>14S</u>	<u>594026</u>	<u>4211938</u>

	Zone	Easting	Northing
3	<u>14S</u>	<u>594027</u>	<u>4211887</u>
4	<u>14S</u>	<u>593704</u>	<u>4211722</u>

☒ See continuation sheet.

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Deon Wolfenbarger/Preservation Consultant

organization Three Gables Preservation date May 19, 2003

street & number 320 Pine Glade Road telephone 303/258-3136

city or town Nederland state Colorado zip code 80466

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative black and white photographs of the property.

### Additional items

(Check with the SHPO or FPO for any additional items)

## Property Owner

(Complete this item at the request of the SHPO or FPO.)

name See continuation sheets

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_



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Downtown Core South Historic District  
Reno County, Kansas  
Commercial and Industrial Resources of Hutchinson

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**SUMMARY**

The "Downtown Core South Historic District" constitutes that portion of the extant core of the historic central business district of Hutchinson, Kansas which lies approximately between Sherman and C Avenues. Due to alterations and demolitions over the years, a large contiguous area of eligible historic buildings in the downtown business district no longer remains. However, there are separate smaller collections of extant historic buildings remaining; this district represents one such collection. The proposed district is roughly bounded by the alley south of Sherman Avenue on the north, Avenue C on the south, Washington Street on the west, and Poplar on the east; see accompanying map for exact boundaries. Main Street serves as the prime north/south artery through the downtown, and is crossed with wide east/west streets, forming the grid-system of streets in Hutchinson's downtown runs to the four compass points.

Hutchinson's downtown is located on a generally level area which slopes gently down to the Arkansas River to the south. Diagonal parking is provided along the streets, and there are wide concrete sidewalks with curbs, light standards, and stop lights at intersections. The outside edges of the district are defined either by vacant lots and parking lots, most of which were formed by the demolition of historic commercial buildings, non-historic buildings, or historic buildings which have been irreversibly altered. Most of the extant buildings in this district have identical setbacks; i.e., constructed to the edge of the property line along the sidewalks. Primary building materials are brick and stone. The ends of the blocks tend to be anchored with larger buildings with more monumental appearances, and smaller one- to two-story buildings are situated in the center of the block. The vast majority of buildings in the district are the *Two-Part Commercial Block* property type as outlined in Section F of the multiple property documentation form "Commercial and Industrial Resources of Hutchinson" (hereafter referred to as "MPDF"). These commercial buildings feature a distinction between the storefront level and the upper zone. Most of the storefront levels have large display windows flanking an entry which is generally recessed. Second story windows are usually narrower than those on the first floor. Most also have flat roofs with symmetrically arranged facades. West of Main Street are a group of *One-Part Commercial Block* buildings; these buildings have a similar storefront arrangement as the two-part commercial blocks, but are limited to one-story.

In addition to historic buildings, there are two contributing structures and one contributing site in the proposed district, found within Sylvan Park. Including these resources, there is a total of thirty-seven (37) resources within the proposed district: thirty (30) contributing buildings, two (2) contributing structures, one (1) contributing site, one (1) non-contributing site, and three (3) non-contributing buildings. Of the non-contributing buildings, a majority were constructed during the



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district's period of significance. Rehabilitation of these buildings may change their contributing status and eligibility for rehabilitation tax credits; they are therefore included within the proposed boundaries.

**ELABORATION**

The Downtown Core South Historic District is comprised of a concentration of extant historic buildings in Hutchinson's historic central business core which lies between the former Missouri Pacific railroad tracks and Sherman Avenue. It has been a part of the historic core of commerce in Hutchinson since the platting of the city in 1871. The commercial center of Hutchinson historically covered a large area, with commercial buildings in Hutchinson extending along Main, Walnut, and Washington (and occasionally further east and west) from 7th Avenue south to Campbell Street. Main Street remained the primary commercial thoroughfare in Hutchinson through the 1960s. However, demolition and urban renewal-type projects have led to the demise of many of Hutchinson's historic resources in its commercial center, so that a large contiguous concentration of historic buildings no longer exists along Main Street. Therefore, separate smaller historic district nominations are proposed for the downtown area; this is one of those districts.

The buildings along Main, Washington and Walnut Streets have an east or west-facing elevation; those on Main have identical setbacks – all buildings are constructed to the edge of the property line along the sidewalks. Some of the buildings on the corner also have a secondary entrance on the north or south. The buildings which face west have an even numbered street address, while those that face east have odd numbers. The buildings along Avenues A and B face north or south; the even numbered buildings face south, and the odd numbered buildings face north.

The boundaries of the proposed district are irregular, in order to include the greatest concentration of contributing historic resources. Nonetheless, within the boundaries are some non-contributing buildings which date from the period of significance for the district. In anticipation of future rehabilitation of these buildings, the proposed district therefore includes some non-contributing buildings, which may change their contributing status upon removal of incompatible changes. In general, though, just outside of the district's boundaries are either vacant lots, new construction, or historic buildings with irreversible alterations. Finally, some potentially eligible buildings can be found outside some of the proposed district's boundaries, but these resources do not directly relate to the commercial associations of the district. For example Avenue A historically contained a number of apartment buildings, and eligible properties in this area are better suited for individual nominations or a small residential district.



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The commercial architectural styles in the proposed district range from those found in the late Victorian era through those of the early to mid-twentieth century. Even though constructed over a period spanning several decades, the majority of contributing buildings within the proposed district share similar building features, forms, and massing, as well as a shared history. A list of the contributing and non-contributing buildings follows. Contributing buildings meet the property type description and registration requirements as defined in Section F of the MPDF for a variety of property types. These registration requirements note that buildings of this type have commonly undergone alterations over the years. The registration requirements further define the allowable alterations as: windows which are blocked but which retain original recessions; additions which are clearly subsidiary to the main building; alterations to non-street facing elevations; and storefronts alterations as long as transom lines and other major storefront divisions are evident.<sup>1</sup> Information specific to each building is found in the following list, including: present address, secondary addresses in brackets (secondary addresses would be those found for storefronts along the side streets of the large corner anchor buildings), construction and significant alteration dates in parenthesis, and historic name if known. A single building may have more than one address along its main elevation if it contains more than one business at the storefront level. The presence of unifying architectural details and materials on the upper stories serves as the general determining factor as to whether or not storefronts are counted as single buildings or are grouped together as one. If applicable, each building is categorized by its property type as defined in Section F of the MPDF. Non-contributing buildings may not fit into such categories, however. Additionally, there may be a few singular buildings which do not prescribe to existing property type categories. Also included is a brief description of each building, including architectural style if applicable. Lastly, the building's contributing/non-contributing status is listed. For non-contributing buildings, it is possible that the removal of later alterations would change the status of a building to "contributing;" these buildings are so noted in the text.

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<sup>1</sup>Deon Wolfenbarger, "Commercial and Industrial Resources of Hutchinson," National Register of Historic Places, Multiple Property Documentation form, Section F, p. 15.



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SOUTH MAIN STREET

**20-22 S. Main, Passmore Block/J.C. Penney's Co. Building. (c. 1890; altered c. 1921)**

***Contributing***

Originally part of the Passmore Block, which also included 16-18 S. Main, this example of a *Two-Part Commercial Block: Moderne* subtype was changed from its original Italianate appearance c. 1921, when J.C. Penney's came to Hutchinson. It has red brick cladding and Modernist-influenced stylistic details, typical of those found on early twentieth century commercial buildings. A simple stone band separates the cornice from the parapet edge, which is stepped in the center of the two-storefront building. There are three main bays on the second story, with two windows on the end bays, and three in the center. These windows are 9/1 double-hung, with continuous stone lintels and sills for each grouping. Currently, there is only one recessed entry door near the center, with the north display windows angling in to meet the door, and the south display windows flush with the facade. The transom area is covered. Two raised brick courses form a signboard area above the transom. Limestone pilasters remain on both ends -- remnants from the original Passmore Block storefront.

**24 S. Main, Whiteside-Penney Block. (c. 1888; altered c. 1926) *Contributing***

Originally a three-story building, the c. 1920s facade alterations made this building identical to 26 and 28 S. Main, making it an example of a *Two-Part Commercial Block: Moderne* property type. It has multi-colored light brick cladding with engaged pilasters which enframe the facade extend beyond the parapet edge. A rectangular panel of raised brick stretchers and headers, with square stone accents, is at the cornice line. The second story windows have been closed down, but feature flat arched radiating brick voussoirs. The storefront lintel is delineated by a wide row of vertical brick stretchers. The storefront has a recessed entry on the north end, with display windows that angle in to meet the door. The transom area has been covered with a wood shake, shed roof awning. A narrow bay separates this building from 26 S. Main, and contains a door leading to the second story offices, and decorative, checkerboard brick work above.

**26 S. Main, Whiteside-Penney Block. (c. 1888; altered c. 1926) *Contributing***

Originally a three-story building, the c. 1920s facade alterations made this building identical to 26 and 28 S. Main, making it an example of a *Two-Part Commercial Block: Moderne* property type. It has multi-colored light brick cladding with engaged pilasters which enframe the facade extend beyond the parapet edge. A rectangular panel of raised brick stretchers and headers, with square stone accents, is at the cornice line. The second story windows have been closed down, but feature flat arched radiating brick voussoirs. The storefront lintel is delineated by a wide row



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of vertical brick stretchers. The storefront has a recessed entry on the north end, with display windows that angle in to meet the door. The transom area has been covered. A narrow bay separates this building from 24 S. Main, and contains a door leading to the second story offices, and decorative, checkerboard brick work above.

**28 S. Main, Whiteside-Penney Block, New York Hotel Building. (c. 1887; altered c. 1926)**  
*Contributing*

Originally a three-story building, the c. 1920s facade alterations made this building identical to 26 and 28 S. Main, making it an example of a *Two-Part Commercial Block: Moderne* property type. It has multi-colored light brick cladding with engaged pilasters which enframe the facade extend beyond the parapet edge. A rectangular panel of raised brick stretchers and headers, with square stone accents, is at the cornice line. The second story windows have been closed down, but feature flat arched radiating brick voussoirs. The storefront lintel is delineated by a wide row of vertical brick stretchers. The storefront has a recessed entry on the south end, with display windows that angle in to meet the door. There is a flat metal canopy, and the transom area has been covered. The south elevation is divided into bays with engaged pilasters. The second story windows have been boarded shut, and feature geometric decorative brick patterns below. There are no first story windows, but a corner display window/storefront remains at the front edge.

**112-114 S. Main. (c. 1912) Contributing**

Although constructed after the turn of the century, this building has features typical of a *Two-Part Commercial Block: Late Victorian Commercial* building. The painted brick building features a corbelled brick cornice. It is divided into three main bays by engaged brick pilasters which extend full height. The pilasters form recessed panels at the second story and in the cornice area. The south bay has three grouped 1/1 windows on the second story, sharing a semi-elliptical stone arched lintel. The other two bays have two 1/1 windows, sharing a continuous flat stone lintel. The storefront bays have a recessed entry in the center, and display windows with wood paneled kickplates on either end. Transoms have fixed sashes with translucent glass.

**116-118 S. Main. (c. 1908) Contributing**

A rare two-story example of a *Service facility: automobile facility* property type, as defined in the MPDF. It features a second story similar to other adjoining two-part commercial block buildings, with such *Late Victorian Commercial* details as corbelled brick brackets at the cornice, recessed brick panels beneath, and paired 1/1 double-hung windows on the second story. It is divided at the first story into two storefronts; the south features a garage door bay, entry door with multi-paned transom. The north features an entry door on the north end, display windows



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with brick kickplate, and transom covered with a barrel-shaped vinyl awning. Both storefronts are topped with a simple iron lintel.

**119 S. Main. (c. 1902) Contributing**

A simple brick *Two-Part Commercial Block: Early Twentieth Century Commercial* building, with possible alterations to the facade during the 1920s. Clad in dark hard-fired brick, the second story is devoid of decoration save for four small square stone accents around the windows. There are two pairs of 1/1 windows on this floor, each sharing a stone sill. The storefront has a recessed centered entry, with display windows featuring wood kickplates, and fixed sash glass transoms above. There is an entry door, also with transom, on the north end leading to the second story.

**120-122 S. Main, Campbell Hotel. (c. 1912) Contributing**

Although the second story was, for a time, associated with 126 S. Main, the two storefronts on the first story have historically always functioned as a separate building. This example of a *Two-Part Commercial Block: Early Twentieth Century Commercial* building does share design details with the adjoining building to the south, however. The details are transitional between the Late Victorian and the Early Twentieth Century commercial eras. The brick building has corbelled brick brackets at the cornice, and paired windows with stone sills and a shaped lintel on the second story. They are set within a recessed panel formed by corbeled brick courses, and a brick pilaster dividing two storefronts below. The north storefront has a recessed entry on the south, and partly closed down display windows. The transom area is also covered. The south storefront has a recessed entry and display windows. There is an entry leading to the second story on the south end. A simple iron lintel tops the transoms above each storefront.

**121 S. Main. (c. 1907) Contributing**

This red brick example of a *Two-Part Commercial Block: Late Victorian Commercial* building has corbelled brick brackets decorating the cornice area. Brick pilasters enframe the second story, which is recessed and features three 1/1 windows, each with stone sill and semi-elliptical arched stone sill with keystone. Above each window is a rectangular brick panel formed by a raised brick header course. The storefront has two entry doors at both ends, a center display window with brick transom, and original transoms (some painted). A simple iron lintel tops the storefront.



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**123 S. Main. (c. 1896) *Non-contributing***

Formerly a two-part commercial block building, removal of the incompatible board & batten siding may reveal a contributing building. There remains a metal cornice at the roof edge, and the storefront has a recessed entry with display windows. An entry leading to the second story is on the north end, and has covered transom. There are two narrow 1/1 windows on the second story. Although noted on the Sanborn maps as a two-story building, it is the same height as the one-story building adjacent on the south.

**126 S. Main, Campbell Hotel. (c. 1912) *Contributing***

Although the second story was, for a time, associated with 126 S. Main, the two storefronts on the first story have historically always functioned as a separate building. This example of a *Two-Part Commercial Block: Early Twentieth Century Commercial* building does share design details with the adjoining building to the north, however. The details are transitional between the Late Victorian and the Early Twentieth Century commercial eras. The brick building has corbelled brick brackets at the cornice, and paired windows with stone sills and a shaped lintel. They are set within a recessed panel formed by corbeled brick courses. The storefront has a recessed entry with flanking display windows with brick kickplates, and fixed sash glass transoms. There is an entry leading to the second story on the north end. A simple iron lintel tops the transoms.

**127 S. Main. (c. 1912) *Contributing***

A red brick *one-part commercial* block building with two storefronts. The cornice has dual rows of corbeled brick brackets and stone coping; otherwise the building is unadorned. The north storefront has a recessed entry, with display windows angling back to meet the door. The transom is boarded over. The south storefront has a recessed entry, display window with wood paneled kickplate, and fixed sash glass transom.

**128 S. Main, American Hotel. (c. 1916) *Contributing***

A red brick *Two-part Commercial Block: Early Twentieth Century* corner building, which is also an example of the *Service facility: hotel* property type. The front elevation has a projecting metal cornice with simple frieze band below and a brick parapet above; there are two low battlements on either end. There are two sets of paired windows, presently with louvered shutters, with a shared stone sill. A small window with similar sill is centered between the two pairs. The storefront is divided into bays by brick pilasters, and features a centered main entry door, south display window, and north entry door leading to the second story. All openings have luxfor glass transoms. The south elevation also has the same wide projecting cornice with simple frieze band, but with a projecting brick parapet above only on the western third. The second story



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windows are simple paired 1/1, double-hung with stone sill. The first story has some similar paired windows, but with transoms above. It also features a rear storefront with recess entry and slightly projecting canopy, two entry doors, and additional windows of varying configurations.

**129 S. Main. Contributing**

This brick *Two-Part Commercial Block* building has some features which are transitional from the Late Victorian Commercial era. It was divided into two storefronts at one time, which is partly reflected in the two second story bays formed by brick pilasters. There are paired 1/1 double-hung windows in each bay, with shared stone lintels and sills. The cornice has corbeled brick brackets, and a rectangular brick panel above each group of paired windows. There are entry doors at both ends of the facade, and a centered display window with wood kickplate. The transoms have fixed glass sashes. The south elevation has an intact display window at the east end, and semi-circular transom windows with double-recessed, radiating brick voussoirs at each bay on the first store. There is an entry door at the rear of the original portion of the building, and a one-story addition with storefront adjacent to the alley. Second story windows are 1/1 double-hung, with stone lintels and sills.

**201-205 S. Main, Home Theater/C.L. Burt Building. (1901; altered 1929) Contributing**

Facade alterations in the 1920s give this building its present appearance as a *Two-Part Commercial Block: Early Twentieth Century Commercial* subtype. Both the north and front (east) elevations are clad with hard-fired brick, and are divided into bays by engaged brick pilasters which rise above the parapet edge. "19 C.L. Burt 19" is featured on a central stone plaque on the cornice. There are two windows in each second story bay, which are set within a deeply recessed panel featuring rows of corbeled brick above. These windows are 9/1 double-hung, and have projecting brick sills. The simple cornice has a single raised brick course. The facade has a flush entry on the south end, with display window for a south storefront. There is an additional recessed entry to the north with two entry doors and flanking display windows. Transom areas are covered. The north elevation has storefronts set within the bays on the first floor, and one entry leading to the second story in the centered, narrow bay. One storefront has been partly closed down, two have an entry door with display windows (one original), and two have display windows. A small, one-story shed roof addition is at the rear, and contains a storefront with entry door and display window on the north.

**207 S. Main. (c. 1908) Contributing**

A virtually intact *Two-Part Commercial Block: Late Victorian Commercial* building, with upper story windows have details more typical of turn-of-the-century commercial buildings. The



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facade is topped by a wide, overhanging cornice of corbeled brick brackets. The second story is divided into two bays by engaged brick pilasters, and set with recessed panels formed by corbelled brick rows at the top. There are additionally two brick recessed brick panels above each window. There are paired 1/1 double-hung windows in each bay, each sharing continuous stone lintels and sills. The intact historic storefront, a rarity in Hutchinson, has flush double entry doors in the center, wood paneled kickplates, original transoms with vertical fixed sashes, and another entry door leading to the second story at the north end of the facade.

**209-211 S. Main. (c. 1890) *Non-contributing***

Formerly a two-part commercial block building, alterations have reduced its integrity. Removal of the corrugated metal cladding on the upper story may reveal a contributing building. There is also a flat metal canopy at the transom level, a single centered entry with double doors, and flanking display windows with brick kickplate.

**213 S. Main. (c. 1907) *Contributing***

A simple brick *Two-Part Commercial Block: Early Twentieth Century Commercial* building with four windows on the second story featuring a double-row of radiating brick voussoirs forming a semi-elliptical arch. The cornice is unadorned. There is a recessed entry with flanking display windows, and an additional entry leading to the second story at the south end. The transom area has been covered, and there is a flat metal canopy.

**215-219 S. Main. (c. 1907) *Non-contributing***

Alterations to this building have impacted its historic integrity; rehabilitation may reveal a contributing building. There are shake shingled attached to a frame covering the second story, and a large centered sign extending to the roof edge. There is a centered recessed entry and display windows extending to either side.

**221-223 S. Main, Knorr-Schauldt Wholesale Notion Company Building. (1906) *Key Contributing***

A two-story brick example of a *Warehouse/Light Manufacturing Facility* property type, as defined in the MPDF, with details typical of Late Victorian Commercial buildings. The building sits on a high foundation, with a large stone table separating the basement level from the first story. There are basement windows set within recessed openings. The tall first story has large display window with transoms flanking a centered entry. The entry door, at ground level, has interior stairs leading to the raised first story. There are three fixed sash transoms above. The second story has nine 1/1 double-hung windows, with a continuous stone lintel and sill extending



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nearly full width across the facade. The elaborated entablature has a brick dentil band, brick recessed panels corresponding to each window bay, and a projecting corbeled brick cornice with pedimented topstone featuring "1906."

**225-227 S. Main, West Allison & Co. First Water Mills/Guyman-Petro Mercantile Co. Building. (c. 1876; altered/additions c. 1900, 1906) Key Contributing**

As the oldest extant building in the proposed historic district, this is a rare early example of a *Warehouse/Light Manufacturing Facility* property type, as defined in the MPDF. The front portion is three stories high, with a three-story addition to the west and additional one-story additions to the south and rear (west.) The building sits on a high foundation with a large stone table separating the basement level from the first story. There are basement windows set within recessed openings. There is no entry door on the east original section, and windows on all three stories are paired, 1/1 double-hung with stone sills. The three-story addition on the west has stone quoins, and 2/2 double-hung windows with segmentally arched label lintels with keystones. There is a one-story rear addition which steps down to the back of the lot. It has a wood loading dock door on the end, with segmentally arched brick voussoirs for lintel. The building has a high limestone foundation. The south side of the building faces the railroad tracks, and features a covered loading dock on the shed-roof addition with several garage doors.

AVENUE A

**14 Avenue A East. (c. 1950) Contributing**

A one-story example of the *Service facility: automobile facility* property type with design details that are more typical of commercial buildings constructed in the 1920s. This red brick building has three garage bays, with a small entry door on the east. The low parapet edge has stone coping, and a raised brick header course with small stone accents which forms decorative rectangles in the cornice area.

**16-18 Avenue A East, McVay Building. (c. 1925) Contributing**

An early twentieth century, one-story example of the *Service facility: automobile facility* property type, as defined in the MPDF. This building has a distinctive orange brick facade with red and tan brick accents. It features a semi-elliptical parapet with low battlements on either end. The cornice area is elaborated with a center name plaque with "McVay," and stone courses forming linear designs on either side. A raised brick course below forms another rectangular pattern; within is a painted triangular wall sign with "Yellow Cab Co." A central entry door is flanked by



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two display windows (currently bricked-in); all have semi-circular openings with bricked-in transoms. This, in turn, is flanked by two garage doors, also with yellow bricked, semi-circular transoms and a red brick surround. Finally, both ends of the front elevation feature two window openings: a larger one with paired windows, and a smaller window beneath the corner battlements.

**100 Avenue A East. Salt City Business College Building. (1916) Key contributing**

A large Classical Revival *Two-Part Commercial Block* building.<sup>2</sup> The red brick building has a main entry centered on the south (Avenue A) elevation. It features a rectangular stone surround with the words "Salt City Business College" carved in the lintel. Double entry doors have fixed transoms above and metal frames. There are two shallow projecting bays on both end, each with paired 1/1 windows on the second story with closed down transoms. Larger display windows, also with closed down transoms, are on the first story. On the second story between the two end bays are three bays separated by engaged classical stone Corinthian columns. These bays also feature a stone balustrade, separating the first from second story. The wide stone entablature with dentil band (extending around to the north elevation as well) is topped by a pedimented parapet with a centered stone tablet/book, flanked by torches and connected with swags. At either end of the front parapet are stone tablets. The north (Walnut Street) elevation has ten bays, demarcated by brick pilasters. The ground level storefronts either have display windows with stone paneled kickplates, or garage doors. The second story features grouped 1/1 double-hung windows with transoms, filling the entire bay. This elevation also has a pedimented parapet, with centered stone name block.

**AVENUE B**

**14-16 Avenue B West. (c. 1915) Contributing**

A *one-part commercial block* building with two storefronts. The stepped parapet cornice, with stone coping, masks a gable roof. The cornice also features a rectangle formed by a raised brick header course. The storefronts have recessed entries and flanking display windows with brick bulkheads. The multi-paned, fixed sash transoms retain their divisions between the sashes, although some are covered.

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<sup>2</sup>As a singular example of a Classical Revival *Two-Part Commercial Block* building, a separate subtype was not developed in the MPDF.



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**18 Avenue B West. (c. 1920; altered c. 1950s) *Non-contributing***

A *one-part commercial block* building with tan brick facade. There are two entry doors on the front elevation, and display windows with brick kickplate. The facade appears to have been altered mid-twentieth century; further research may determine that this alteration occurred within the district's period of significance.

**22 Avenue B West. (c. 1926) *Contributing***

A small vernacular one-story masonry commercial building, which although does not meet the definition of a one-part commercial block, still contributes to the historic character of the commercial streetscape. The building has a flat roof and a brick veneer facade. The entry door is on the west side of the front elevation and has a transom. Paired, multi-paned display windows are on the east, with the continuous brick facade serving as the kickplate below. There are no ornamental features on the building.

**18 Avenue B East, Hutchinson Police Station Building. (1934-'35; jail addition 1934, 1936) *Contributing***

Attached to the Fire Station Building on the east, this *Civic Building* property type, as defined in the MPDF, has Art Deco stylistic influences. The front elevation is stepped back from the street and that of the adjoining Fire Station Building, and features a large engaged corner brick pilaster capped with a ziggurat-influenced Art Deco capital. This building has a continuous stone course separating the second story from the cornice. The parapet edge has stone coping, and the cornice has stone square set in an inverted pyramid design. Second story windows have vertical sashes, and a transom separated by several brick courses. The first floor has an entry door set within a former garage door panel, with a window on the east. A one-story brick addition to the west formerly housed the jail.

**24 Avenue B East, Hutchinson Fire Station #1 Building. (1938) *Contributing***

A brick *Civic Building* property type, as defined in the MPDF. It has Art Deco stylistic influences, found in the simple engaged brick pilasters which are capped with stone pyramid-shaped finials, and the wide stone course separating the second story from the cornice with stepped corner decorations. The parapet edge is capped with stone coping. There are three bays on the front (south) elevation, each with large garage doors on the ground level. Some windows on the second story have been replaced; others are original fixed, multi-paned; all have simple stone stills. A five story drill/hose tower is attached to the rear of the building. It features a stepped parapet decorated with stone coping, corner decorations, and stone blocks set in a



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diamond pattern. There is a single paired window on each floor, each with multiple panes. This building is attached to the former Police Department building on the west.

**Northeast corner of Avenue B East & Walnut, Sylvan Park. (c. 1916) *Contributing***

An urban public park comprising ½ city block, with level grassed area bounded by sidewalks on the west and south. The sidewalks are lined with deciduous shade trees on the outside of the sidewalks, and cedar trees on the interior. It is bisected by Cow Creek, contained within a *contributing* canal structure. This has vertical concrete channel walls with small geometric planter units attached. Obelisk-shaped concrete bollards support metal rails. A *contributing* octagonal gazebo is at the west end of the park, and has concrete base, concrete columns and balustrade, and octagonal roof. A stone marker with a bronze plaque commemorates President Warren Harding's visit, and his speech in the park on June 23, 1923.

WALNUT

**100 S. Walnut, Great American Life Insurance Co. Building. (1919) *Contributing***

Now housing the Reno County Museum, this imposing two-story Neoclassical Revival building has had some alterations (most notably, window replacements) which slightly lower its overall architectural integrity. However, the building retains enough integrity to maintain an "overall sense of past time and place," as defined in National Register Bulletin 16A.<sup>3</sup> The key character-defining features which are clearly evident are the building's projecting central entry bay with full height, fluted Corinthian entry columns; full height Ionic pilasters dividing the building into symmetrical bays; wide classically-inspired entablature with projecting cornice, stone modillions, and stone dentil course; a figure sculpture of a bird projecting into the skyline over the central mass; and a brick parapet with stone balustrade over the central mass. The tan brick building sits on a high smooth stone foundation. Original rectangular window openings have simple stone sills. An non-historic addition, although not compatible, is not highly visible and does not detract from the original building. As with buildings within the *Civic Building* property type, this classically-inspired corner building is set back slightly from the streets, with a small grassed area on the main elevations facing north and west.

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<sup>3</sup>"National Register Bulletin 16A: How to Complete the National Register Registration Form," (U.S. Department of the Interior, 1991) p. 4.



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**101 S. Walnut, Convention Hall. (1911-'12) Key Contributing**

A large brick Classical Revival style example of the *Civic Building* property type designed by the architectural firm of Kelso, Mann and Gerow. The three-story, flat and gable roof building is symmetrical on its two street-facing elevations, and has clearly articulated parts. The front (Walnut Street elevation) is broken into advancing and receding planes by two projecting wings on both ends, while the longer north elevation is also broken into large bays -- with two projecting end bays, similar to the front elevation, as well as a central bay formed by engaged pilasters. This central bay on the north has two double-door entries with transoms. The center recessed bay on the east has a gable roof with Palladian window on the upper level, and a non-historic, one-story enclosed entry addition towards Walnut Street with flat roof. Although all of the windows have been replaced, their recessed and highly articulated openings remain prominent. The first floor windows are rectangular, with a continuous stone course serving as sills. Second story windows on the projecting end bays are grouped in twos, separated by brick pilasters with stone bases and Ionic capitals. These windows have a simple stone lugsill and are also rectangular. The second and third story windows on the remaining elevations have semi-circular arched openings with a triple row of radiating brick voussoirs, and extend two stories in height. A continuous stone course also serves as the sills, and an additional course separates the first from second stories. A wide entablature at the roof edge features a widely overhanging cornice and molded frieze.

**WASHINGTON**

**114 S. Washington. (c. 1920) Contributing**

A one-story example of the *Service facility: automobile facility* property type, as defined in the MPDF. This concrete block building has a red brick facade with a parapet cornice featuring low battlements on either end as well as in the center, with corbelled brick edge. There is a signboard below. A garage door is on the north end of the front elevation, three grouped multi-paned fixed sash windows on the south, and a centered entry door.

**116-118 S. Washington. (c. 1926) Contributing**

A one-story example of the *Service facility: automobile facility* property type. This concrete block building has a tan brick facade with features similar to the adjoining building on the south. There are two wood paneled garage doors, with fixed glass sashes, at both end of the front elevation, and a central entry door flanked by display windows. Both windows have transoms; one is a large fixed sash, the other features a smaller central fixed sash flanked by 1/1 windows. The parapet cornice has low battlements on either end and in the center, with a corbelled brick



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edge. There are two raised rectangular panels beneath. Corbelled brick piers divide the buildings front elevation.

**120 S. Washington. (c. 1926) *Contributing***

A one-story example of the *Service facility: automobile facility* property type, as defined in the MPDF. This concrete block building has a multi-colored brick facade with features similar to the adjoining buildings on the north. The parapet cornice has low battlements on either end, and there is a raised rectangular panel below. There is a garage door with fixed glass sashes on the south end of the front elevation, an entry door on the north, and a multi-paned fixed sash window in between.

**Intersection Avenue A & S. Main**

**Avenue A Park. (1996) *Non-contributing***

Formerly the site of historic commercial buildings, this copiously planted park contains grassy swards in curving shapes edged by wide planting beds, pathways, benches, lighting, and an abstract concrete sculpture of a grasshopper. The canal for Cow Creek is contained in a curving bed, with naturalistic edges formed by limestone. There is also a waterfall formed with natural limestone ledges, and concrete steps which lead down to the water, with metal rails along the edge, as well as lining the canal bed.



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**SUMMARY**

The Downtown Core South Historic District of Hutchinson is significant under Criterion A in the area of *commerce* and under Criterion C in the area of *architecture*. The district comprises that portion of the core of the historic central business district of Hutchinson, Kansas which is north of the tracks of the former Missouri Pacific Railroad company. The buildings in this district are associated with all of the historic contexts outlined in the Multiple Property Documentation Form "Commercial and Industrial Resources of Hutchinson" (hereafter referred to as "MPDF"). These contexts clearly establish that a variety of commercial activities fueled the city's growth from 1872 and beyond. Hutchinson was a key regional and national agricultural, commercial, and industrial center from the late nineteenth century through both World Wars. Its role as a large regional wholesale distribution center, as a national grain and agricultural processing center, as one of the nation's largest producers of salt, and its brief period as an oil center, brought prosperity to this city on the Arkansas River.

The buildings which are associated with these enterprises represent a variety of commercial and industrial building types and styles, depending upon the means and tastes of the business owners as well as the buildings' intended uses. As befitting a prominent commercial and industrial center, many buildings are high-style representatives of various popular styles from their period of construction; some of these are architect-designed. Other buildings which housed smaller local businesses are simple, vernacular commercial construction typical of that found throughout the country. A number of the extant buildings in the proposed Downtown Core South date from the late nineteenth century. However, several of these were later altered in the early twentieth century in an attempt to update the appearances of the buildings. Furthermore, new buildings were constructed to replace earlier, outdated commercial buildings. This redevelopment represents the continuing strength of the downtown as a commercial center throughout the twentieth century.

There are thirty-eight (38) resources within the proposed boundaries for the district: thirty-one (31) contributing buildings, two (2) contributing structures, one (1) contributing site, three (3) non-contributing buildings, and one (1) non-contributing site. Of the non-contributing buildings, a majority were constructed during the district's period of significance. Rehabilitation of these buildings may change their contributing status and eligibility for rehabilitation tax credits; they are therefore included within the proposed boundaries. Due to the district's continuous role as the center of commerce throughout the twentieth century, the period of significance for the district extends from 1876, the construction date for the oldest extant commercial building in the district, through 1953, the cut-off date for National Register eligibility.



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ELABORATION

Commerce

C.C. Hutchinson, a United States Indian Agent, arranged with the Santa Fe Railroad to lay out a community where the railroad crossed the Little Arkansas River in 1871. Both Hutchinson and the railroad were to share equally in the profits from the land sales in the town. He aligned Main Street with the north star, and named the principal east/west street Sherman after his intended bride, Gertrude Sherman. Main Street was planned as the primary commercial thoroughfare of Hutchinson, and the lots along Main were the first to sell and develop. The county rented a small shack at Avenue B and Main for use as the courthouse, and businesses quickly sprang up along Main Street between this and the railroad tracks. Just one year after its platting in November 1872, the Hutchinson News reported that the fledgling city contained a bank, newspaper, two livery stables, two paint shops, three bakeries, two hotels, two butcher shops, a daguerrean gallery, five boarding house, two drug stores, three dry goods stores, three exclusive grocery stores, one furniture store, two lumber yards, two coal yards, one stone and lime yard, one brick yard, and various offices to serve a population of between 500 and 600. It further noted that most of these early commercial buildings were constructed of pine, but that "all of the stores are open fronts, several of them two stories high."<sup>7</sup> Their appearance was much like the view below, dated c. 1876.

Disaster struck just a few years after town was platted, however. The grasshopper invasions of 1874 dealt a blow to the expansion of the new town, at least in the short term. Although the insects returned in fewer numbers in the following years, the assaults lasted for another three years. The national coverage of this disaster deterred prospective settlers from back east. One bright note to this was the grasshopper relief money which was sent to Hutchinson, of which approximately \$35,000 was spent on new buildings in 1875. This went a long way towards altering Hutchinson's "Wild West" appearance as more substantial masonry buildings were constructed. The earliest of these were built of locally-fired soft red brick, which was eventually realized to be an inferior building material. Several of the buildings constructed in the 1870s had to be rebricked a decade later.<sup>8</sup> In general, though, there was not a lot of commercial growth in Hutchinson from the mid- to late 1870s. As noted in the MPDF, in addition to grasshopper

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<sup>7</sup>In "Downtown Historic Resources Survey," (City of Hutchinson, KS: 1990) p. 2-54.

<sup>8</sup>Pat Mitchell and Linda Laird, "Early Residences," ed. Todd Davis (*The History of Hutchinson Web Site*, [http://www.hutchgov.com/hutchinson\\_history/early\\_residences.htm](http://www.hutchgov.com/hutchinson_history/early_residences.htm), cited 7/23/2002).



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plague, a drought and national recessions all played a part in depressing commercial growth in Hutchinson at this time.



*From Willard Welsh's Hutchinson: A Prairie City (1946)*

A bird's eye view map of Hutchinson from 1878 shows that Main Street from 2nd Avenue south to the river was nearly completely filled with buildings, most of them commercial.<sup>9</sup> The actual extent of this development is called into question when comparing this to the Sanborn map of 1884, which shows that some artistic license was used in the bird's eye view map of 1878. Although development was definitely focused along Main Street, only the block between 1st Avenue and Sherman was completely developed in 1884. Furthermore, the majority Main Street's development in 1884 extended just a short distance north and south from the key block of Main between 1st and Sherman Avenues. The lots along Main immediately south of Sherman did contain a solid row of commercial storefront, through approximately mid-block along both sides.<sup>10</sup>

<sup>9</sup>Hutchinson, Kansas 1878: County Seat Reno Co., Bird's Eye View Map of Hutchinson (1878).

<sup>10</sup>Hutchinson, Kansas (New York: Sanborn Map Company ) 1884.

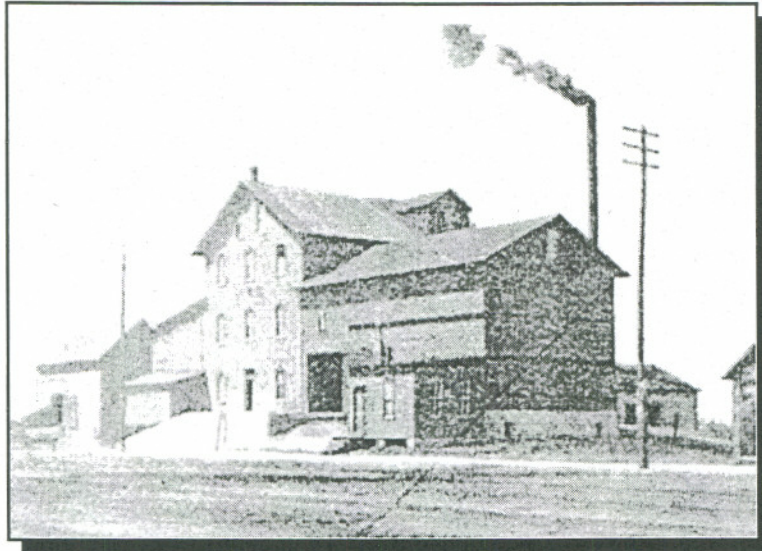


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*The Water Power Company Building,  
when it was operating as a mill.*

South of Avenue A, there was even less development in the early 1880s. The frequent flooding of Creek (Avenue A), and the waste race at Avenue C may have served a deterrent to stores locating this far south. The most prominent building at the south end was the West, Allison & Co. First Water Mills, a three story brick building constructed in 1876 at the northwest corner of S. Main and Avenue C. It was first organized by C.C. Hutchinson and his cousin as the Water Power Company in 1876 with a capital stock of \$50,000. A four mile mill race was dug from Cow Creek to bring water along the south wall of the mill, where it then emptied back into the creek southeast of town. Construction began in 1875, and it opened the next year with a capacity to grind 125 barrels of wheat, 200 bushels of rye, and 400 bushels of corn in a day. However, water from Cow Creek proved unpredictable. The mill was sold in 1878 to A.M. West, M.E. Allison, Charles Bloom, and W.C. Devier. Their company built a dam of sheet piling above the mouth of the race to try to increase the water alongside the mill. Not only did the water power continue to prove unreliable, but the race kept filling with sand. In 1878, 5,000 trees were planted along the race to stabilize the banks. By 1880, the mill was converted to steam and the water wheel removed in 1881. An electric dynamo was installed in 1881, which was used to power the first three street lights in town. The building was probably constructed of locally-fired



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soft brick. However, the paint on the walls may have served to preserve this building over the decades as it was added on to and its use altered.<sup>11</sup>

The pace of new construction downtown picked up as the 1880s, though primarily along N. Main. An Opera House was built at the northeast corner of 1st and Main in 1882. Three arc street lights, the first in Kansas, were installed on Main Street that same year and attracted the curiosity of passengers on the Santa Fe trains coming through Hutchinson.<sup>12</sup> Curbs and guttering were constructed along Main Street in 1884, and all board sidewalks on certain Main Street blocks were ordered taken up and replaced with either stone or concrete.<sup>13</sup> In 1886, John Severance was granted a twenty-one year franchise for the Rapid Transit Company, and street cars (small horse and mule-drawn cars) were carrying passengers on Main Street that same year.<sup>14</sup> All of these developments reveal the increasing urbanity of Main Street as Hutchinson grew from a small town to a city.

Several factors in the mid-1880s led to a burst of commercial development in Hutchinson. First, Hutchinson was affected by the nationwide real estate boom, which led to properties increasing greatly in value in a short time period. Many people took advantage of these increases to speculatively develop commercial properties. There were also local factors which promoted commercial growth, such as the discovery of salt in 1887, and the growth in agricultural industries, particularly grain storage and milling. These factors are outlined in the historic commercial presented in Section 7 of the MPDF. All of these helped Hutchinson to grow in population between 1880 and 1890 from 1,540 to 8,682.<sup>15</sup>

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<sup>11</sup>"Water Power Mill," Kansas Historic Resources Inventory Form, February 1990

<sup>12</sup>Pat Mitchell and Linda Laird, "1880's," ed. Todd Davis (*The History of Hutchinson Web Site*, [http://www.hutchgov.com/hutchinson\\_history/1880's.htm](http://www.hutchgov.com/hutchinson_history/1880's.htm), cited 7/23/2002).

<sup>13</sup>Pat Mitchell & Linda Laird, "Buildings and History," *Legacy* (Spring 1991) p. 22.

<sup>14</sup>Pat Mitchell and Linda Laird, "Public Services," ed. Todd Davis (*The History of Hutchinson Web Site*, [http://www.hutchgov.com/hutchinson\\_history/public\\_services.htm](http://www.hutchgov.com/hutchinson_history/public_services.htm), cited 7/23/2002).

<sup>15</sup>Pat Mitchell and Linda Laird, "Building with Limestone," ed. Todd Davis (*The History of Hutchinson Web Site*, [http://www.hutchgov.com/hutchinson\\_history/limestone.htm](http://www.hutchgov.com/hutchinson_history/limestone.htm), cited 7/23/2002).



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The population increase coupled with speculative development led to a very different looking south Main Street in 1892, according to the Sanborn Map. In the 100 block of S. Main, nearly two-thirds of the west side was developed, with the Puterbaugh Block and the Union Hotel anchoring the north end. Even the 200 block of S. Main now contained a few commercial buildings. The east/west streets also contained some commercial buildings, although this was primarily along 1st, 2nd, and Sherman Avenues. Most of the corners were anchored with larger, three story buildings, and virtually all of the buildings downtown were masonry. Several of these commercial buildings were large, and covered multiple storefronts. This included the Wilcox Block at 2-6 S. Main, and the Central and Passmore Blocks a few buildings south of the Wilcox. These "blocks" represented the investments of speculative developers, more than the financial circumstances of an individual entrepreneur.



*The Whiteside & Penney block, before its alteration in the 1920s.*

The real estate boom of the mid- to late 1880s, coupled with the hopes for commercial growth fueled by the salt and agricultural industries, was responsible for the tremendous increase in large-scale commercial construction downtown. However, this rapid increase in commercial development in the 1880s led to an overbuilding of commercial properties that could not be supported by local businesses during the following decade. Downtown remained virtually



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unchanged between the 1892 and the 1899 Sanborn maps, a span of seventeen years.<sup>16</sup> In addition to the overbuilding that had occurred, factors such as the end of the real estate boom, a nationwide recession, and too many salt plants in operation (causing several to close), all played a part in an economic downturn in Hutchinson in the 1890s.

After the slowdown of the 1890s, a combination of several fortuitous factors led to the stabilization and subsequent growth of several industries and commercial ventures after the turn of the century. Described more fully in the MPDF, Hutchinson became one of the region's leading wholesale and jobbing centers; the salt industries consolidated and took off; and grain storage and milling continued to grow until the city was a national railroad shipping point. In 1900, 14,000 railroad cars of wheat and 12,000 carloads of salt were shipped out. The local flour mills had an annual production of 220,000 barrels of flour. Due in part to the large number of railroad tracks, passenger, and freight depots located downtown, a renewed commitment to building downtown occurred. By this time, limestone had fallen out of favor as a building material, and hard-fired brick was shipped into Hutchinson for use in the new commercial buildings that were built after the turn of the century.

A portion of this new construction was due to various catastrophes in the early twentieth century. Although Hutchinson's downtown was hit by various floods throughout the years, the 1903 flood was viewed as the most expensive for Hutchinson. The foundations of several downtown buildings were damaged by the rushing waters, and required repair or replacement. The downtown streets were paved with brick as a result of the flood as well. In 1904 there were a total of sixty-one fires in Hutchinson, several of them in the commercial core, although many of these occurred along N. Main.

Although most of the construction throughout all of downtown around the turn of the century was redevelopment of existing commercial properties, there was some new construction. As the only vacant lots downtown were on S. Main or on the east/west streets, new commercial enterprises looked to these locations. A new county courthouse was built in 1900 at the southeast corner of Main and B Avenue, helping to encourage construction on S. Main. A new opera house, the Home Theater building, was constructed in 1901 at 201-205 S. Main at a cost of \$80,000. Managed for several years by William A. Loe, it was on a touring circuit from Kansas

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<sup>16</sup> Hutchinson, Kansas including South Hutchinson, (New York: Sanborn Map Company, Oct. 1892 and 1899).



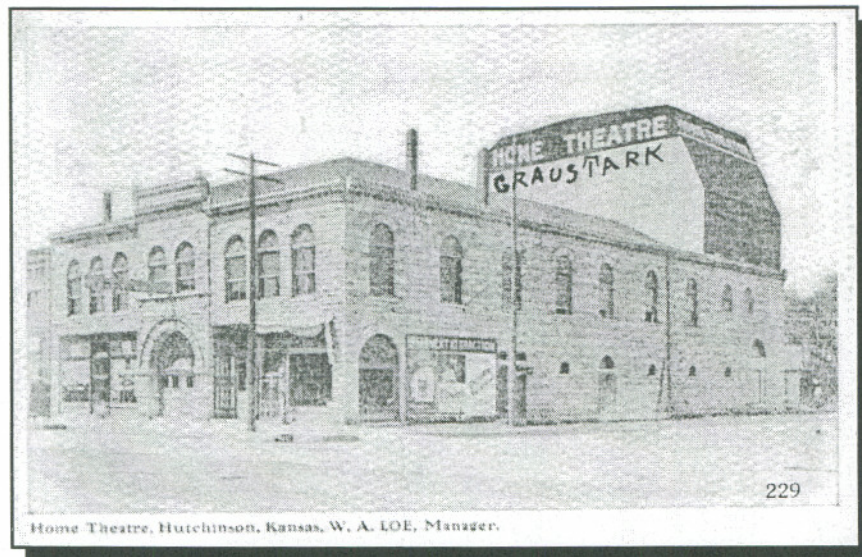
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City to Denver became well known for its first rate stage entertainment.<sup>17</sup> It had seats for 1,200 people, and was close to both the residential and hotel sections of town.<sup>18</sup> Combined with Emerson Carey's resort accommodations nearby, the city had hopes for tourists making Hutchinson one of their vacationing destinations. These developments helped encourage commercial construction along S. Main. By 1909, the west side of the 200 block of S. Main was completely infilled with commercial buildings. The 100 block of S. Main, save for one lot, also presented a solid line of commercial storefronts.<sup>19</sup>



*A postcard of the Home Theater building, prior to its alterations.*

The new construction occurring downtown was not geared solely towards retail stores and offices, however. The wholesale industry, outlined in the MPDF as the "*Wholesale Distribution & Manufacturing: 1879-1956*" context, was a prominent economic force by the turn of the

<sup>17</sup>Pat Mitchell, The Fair City: Volume Two (Topeka, KS: Jostens Printing and Publishing Division, n.d.) #229.

<sup>18</sup>Walter A Johnson, Channing H. Scott, & John B. Goff, eds., Hutchinson, the Salt City: In the Heart of the Great Kansas Wheat Belt (Hutchinson, KS: The New Co., Printers, 1908?) n.p.

<sup>19</sup>Hutchinson, Kansas including South Hutchinson, (New York: Sanborn Map Company, 1909).



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century. Due to the nature of this business, these buildings needed to be located near one of the several railroads in town; they also generally required large buildings for warehouse storage. Some businesses moved into buildings left vacant from the overbuilding of the late 1880s. The Van Zandt Implement and Hardware Co. took over the building at 11-17 E. 1st Avenue, and the Sentney Wholesale Grocery Company, "Home of the Faust Brand," moved into 109-115 S. Main in 1900.<sup>20</sup> Within the boundaries of this district, warehousing businesses started moving into the 200 block of S. Main as well. The Water Mill building at 225 S. Main, originally constructed in 1876, was remodeled as a warehouse at the turn of the century. The Gonder- Petro Mercantile Co. Wholesale Groceries Company announced its plans in June 1900, and finally moved into the building in 1902. James Gonder sold his interest in the company to E.T. Guymon in 1906 (Guymon, Oklahoma is named after him), and the company became Guymon-Petro Mercantile. An addition on the north from this period has the topstone with the date "1906."<sup>21</sup>



*The Guymon-Petro Building at 225-227 S. Main.*

ing buildings was not enough to accommodate the burgeoning wholesale industry, however, and new warehouses sprung up throughout Hutchinson, including within this district. The Knorr-

<sup>20</sup>Pat Mitchell and Linda Laird, "1900's," ed. Todd Davis (*The History of Hutchinson Web Site*, [http://www.hutchgov.com/hutchinson\\_history/1900's.htm](http://www.hutchgov.com/hutchinson_history/1900's.htm), cited 7/23/2002).

<sup>21</sup>"Water Power Mill."



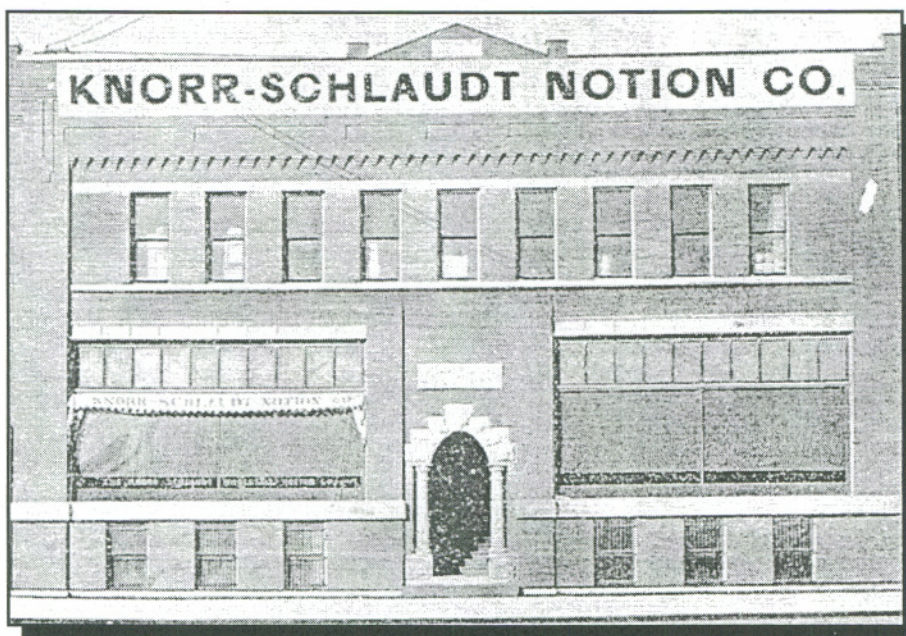
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Schlaudt Wholesale Notion Co. built a new warehouse was built next door to the former Water Mill building at 223 S. Main in 1906. Utilizing the main line of the Santa Fe and Rock Island railroads, and branches of both the Santa Fe and Missouri Pacific, the salesmen for this house covered the entire southwestern portion of Kansas, the eastern portion of Colorado, eastern New Mexico, and western Oklahoma and Texas.<sup>22</sup>



*The Knorr-Schlaudt building at 221-223 N. Main,  
located just north of the Guymon-Petro building.*

Just outside of the proposed district's boundaries, but nonetheless serving to encourage continued development along S. Main, were buildings associated with the salt and agricultural historic contexts (see MPDF). The Carey Salt Works greatly expanded an existing building at the northeast corner of Main and C Avenue, and several mills were located south of C Avenue. One

<sup>22</sup>Johnson.



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of the most prominent, the Wm. Kelly Milling Co. flour mills, was located at the southeast corner of Main and D Avenue.

The economic engines of Hutchinson were not the only section of the city that was growing. The city's population had grown to 16,384 in 1911, making Hutchinson the fifth largest city in Kansas. In 1913, multi-globed streetlights were installed on Main Street, now called "The White Way."<sup>23</sup> In December 1916, the paving of several streets with hard fired brick pavers was begun. However, a serious shortage of bricks halted the project. The secretary of the Western Paving Brick Manufacturing Association made a personal trip to the Coffeyville, Kansas brick plant in order to secure enough bricks to at least complete the project on Main Street -- the prime commercial thoroughfare in Hutchinson.<sup>24</sup>



*Looking southwest to the Convention Hall.*



*Looking down the Cow Creek canal towards Convention Hall, with Sylvan Park on the left.*

With virtually all of the lots filled with commercial buildings by the 1910s, new development downtown expanded east and west along the cross streets.<sup>25</sup> Between 2nd and the north side of A

<sup>23</sup>"Downtown Hutchinson: Historic Overview," p. 8.

<sup>24</sup>Pat Mitchell and Linda Laird, "Streets," ed. Todd Davis (*The History of Hutchinson Web Site*, [http://www.hutchgov.com/hutchinson\\_history/streets.htm](http://www.hutchgov.com/hutchinson_history/streets.htm), cited 7/23/2002).

<sup>25</sup> Hutchinson, Kansas including South Hutchinson, (New York: Sanborn Map Company, 1915).



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Avenues, from Washington to Walnut, were solid blocks of commercial buildings. Service and industrial buildings tended to be located west of Main Street, and civic and commercial buildings on the east side. One of the most prominent representatives of the *Civic Building* property type, as defined in the MPDF, was the Convention Hall constructed in 1911 at the southwest corner of Avenue A and Walnut. President William Taft participated in an elaborate ceremony for laying the cornerstone on September 26, 1911, said to be the first time in Kansas history that a President had been present at such a ceremony for a municipal building.<sup>26</sup> The Convention Hall was the result of hard work on the part of the Commercial Club and the Retail Merchants Association in order to persuade voters to fund its construction.<sup>27</sup> The cost of the building was \$125,000, and it had seating for 4,000 -- 2,000 on the main floor, 1,000 in the balconies, and 1,000 in the gallery. It was designed to handle not only musical programs but conventions of all types. It furthermore had room for all the city government offices. The proximity of the Convention Hall precipitated the development of Sylvan Park across the street, another civic achievement in the downtown area. In order to build this park, it was necessary for the city to acquire twelve parcels and demolish seven buildings. Band concerts were held there in the summer time, and it was not unheard of for 4,000 persons to attend a concert at Sylvan Park.<sup>28</sup>

Hutchinson's population grew by 6,000 from 1910 to 1920, reaching 23,298. Not only did this the growing number of local residents continue to conduct their business downtown, but the city also expanded its role as a regional shopping center into the twenties. Regional commerce was aided by the interurban railway system, which allowed residents from nearby communities to shop in Hutchinson. The arrival of the Arkansas Valley Interurban in Hutchinson in 1915 had been greeted with great anticipation. The Hutchinson Gazette reported that:

The celebration was gigantic, it was such a triumphal procession as will never again be witnessed in this city. Three thousand excited people crammed into the Convention Hall after the procession, which heralds a new future for the city of Hutchinson.<sup>29</sup>

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<sup>26</sup>"Convention Hall," Kansas Historic Resources Inventory Form, February 1990.

<sup>27</sup>Mitchell, The Fair City, #232.

<sup>28</sup>"Sylvan Park," Kansas Historic Resources Inventory form.

<sup>29</sup>In Stuart Awbrey, "The Arkansas Valley Interurban," Hutchinson News (18 December 1977).



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The interurban system was originally a Wichita project, which first headed north to Newton. With several years of planning, it finally arrived in Hutchinson. The solid red brick depot building, which features design elements borrowed from the Prairie style, was located at 111 2nd Avenue East, across from the Bisonte Hotel. Completed in 1915, the contractor was quoted as saying:

This is one of the best and staunchest railway stations I have ever seen. The president of the company said he wanted a depot that would stand there as long as the railway lasted, and he'll have it.<sup>30</sup>



*Looking north on Main from Avenue A,  
prior to storefront rehabilitation.*



*Approximately the same view,  
after the storefront alterations of the 1920s.*

The interurban railway system also unfortunately provided the means for shopper to bypass Hutchinson and take their business into Wichita instead. In order to keep attracting customers to Hutchinson during the 1920s, business owners remodeled many storefronts downtown in an attempt to keep their place of commerce looking up-to-date. Ornate cornices, bay windows, and trim were removed and storefronts rebricked; window were also changed from the typical late Victorian appearances (tall and narrow, with ornate hoods) to grouped, squat windows. It was also a fairly common practice in Hutchinson at this time to remove upper stories from late Victorian era buildings. Three-story buildings became two-story, or two-stories were reduced to one. Several possible factors have been mentioned for this common practice. First, many of the earlier commercial buildings had been built with the poor

<sup>30</sup>Deborah Carol Wells Aukee, "Terminal Station," National Register of Historic Places Inventory-Nomination Form (11 April 1983) Section 8.



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quality local brick. Second, foundations had been damaged from the many floods downtown, and some buildings were unable to support several stories. Lastly, during the wide-open 1920s, the upstairs rooms along Main Street were notorious for the women known as the "Sewing Circle." Practitioners of the world's oldest profession, these women were always found sitting quietly sewing during any raids by law officials.<sup>31</sup>

One of the factors contributing to Hutchinson's continued population growth in the 1920s was the arrival of a new industry. The oil industry, outlined in the "*The Oil Boom: 1922-1945*" context in the MPDF, brought a rapid influx of oilmen, drillers, speculators, and their families to Hutchinson, and the town's economy boomed. The rise of the oil industry has been credited for the rise in numbers of automobile-related businesses. In fact, the earliest "automobile row" was in the 100 block of E. Sherman and pre-dated the influx of oil money. By 1915, this block had six garages and three automobile supply stores.<sup>32</sup> However, it is likely true that the prosperity brought on by the oil related businesses helped encourage the construction of several additional automobile buildings. The 100 block of E. Sherman was quickly filled, and automobile businesses expanded onto W. 1st and 2nd Avenues in the 1920s, and further expanding to Washington and scattered along other streets. The McVay building at 16-18 Avenue A East is a good example of the types of small automobile-related building being constructed at this time. Others, strictly utilitarian in their design, were also constructed on the 100 block of S. Washington during the 1920s.

The stock market crash of 1929 and the Great Depression slowed, but did not end, commercial development in Hutchinson's central business district. Considering how hard the town was hit by the Depression, it is surprising to find that new construction and alterations to existing building still continued, although many of these changes were occurring along the older blocks of N. Main. The federal Work Progress Administration (WPA) programs in the mid-1930s put men back to work on construction in Hutchinson for public projects. The municipal airport, several State Fairgrounds buildings, bridges, and a new Police Station at 18 Avenue B East were among the projects completed by the program.<sup>33</sup>

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<sup>31</sup>Pat Mitchell and Linda Laird, "Oil Boom," ed. Todd Davis (*The History of Hutchinson Web Site*, [http://www.hutchgov.com/hutchinson\\_history/oil\\_boom.htm](http://www.hutchgov.com/hutchinson_history/oil_boom.htm), cited 7/23/2002).

<sup>32</sup>Sanborn Map, 1915.

<sup>33</sup>Mitchell & Laird, p. 25.



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Though Hutchinson's economy began to recover in the early 1940s due to nearby war time industries, there was little construction activity downtown, in part because most of the lots had already been developed. Immediately after the war, however, the economy in several sectors was stalled. Several actions were taken in an attempt to jumpstart the local economy; as a result, during the 1950s there were several storefront alterations on existing businesses, and well as construction of some significant examples of Modern architecture downtown. These changes were by individual business owners taking action, or to organized and concerted efforts of Hutchinson's citizens in general, resulted in the continuing "modernization" of downtown. Business owners adopted new retailing strategies as they affected storefronts, and applied them to existing buildings. These changes most typically affected the storefront, and resulted in changes to the transom, canopies and lighting, and recessing the entries even further in order to provide a greater amount of showcase display windows.

A survey undertaken by this group resulted in a "wish list" of nineteen community improvement projects, including railroad crossings, a fire station, public toilets, parking areas, sewers, remodeling of convention hall, and a new auditorium.<sup>34</sup> Not on this list, but nonetheless viewed as key to the revitalization of downtown Hutchinson's economy was a "convention-type" hotel. This type of project, however, was viewed as a private investment rather than a municipal project. In order to accomplish something of this magnitude, there were several years of planning and hard work by local citizens. Although located north of this proposed district, the Baker Hotel was an important addition to downtown Hutchinson in the 1950s, encouraging continued investment into the other existing infrastructure.

From the construction of the earliest extant building within the boundaries of the proposed historic district in 1876, and up through the 1950s, the buildings in the proposed Downtown Core South Historic District of Hutchinson are collectively eligible under criterion A in the area of *commerce* as a historic district. The proposed district represents a portion of the central core of commerce that was first focused on Main Street, and eventually extended east and west along the wide cross streets. Although demolition or inappropriate alterations have divided the intact collections of historic buildings into separate districts, this proposed district still contains key retail operations, office buildings, automobile-related buildings, and civic buildings which were significant in the history of commerce in Hutchinson. Various buildings within the district have direct or indirect associations with one or more of the historic contexts defined in the MPDF:

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<sup>34</sup> John McCormally, "Hotel a Part of City's Plan," The Hutchinson News-Herald (14 February 1954) p. 4.



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*"Grain & Agricultural Industries: 1875-1956," "Wholesale Distribution & Manufacturing: 1879-1956," "Salt City: 1887-2001," "The Oil Boom: 1922-1945," and "Commercial Center of Reno County: 1878-1966,"* while the district as a whole has strong associations with all of the contexts.

The buildings within the proposed district did not remain static after their construction. Many of the physical alterations which occurred in the first decade of the twentieth century, and again in the 1920s and 1950s are directly associated with Hutchinson's role as a regional shopping center, described in the MPDF historic context *"Commercial Center of Reno County: 1878-1966."* The alterations to existing buildings have become historic in their own right, while the new construction in the district reflected nationwide trends in retailing, merchandising, and Modern architecture.

Many of the buildings in the district, although not possessing individual significance, collectively represent the breadth of commercial activities found in the city's central core. Smaller buildings provided space for a variety of services and retail stores. Together the modest buildings found within the proposed district present a complete picture of commercial activities in Hutchinson. Nonetheless, as part of the original downtown core, several of the commercial buildings in the proposed "Downtown Core South Historic District" would be individually eligible in the area of *commerce* due to their association with significant businesses, which in turn are associated with one or more of the historic contexts identified in the MPDF for Hutchinson's commercial and industrial resources. The following buildings have potential for individual listing in the National Register for their commercial significance to Hutchinson:

- **221-223 S. Main, Knorr-Schaoldt Wholesale Notion Company Building. (1906)**

This building is associated with the *"Wholesale Distribution & Manufacturing: 1879-1956"* historic context. As a regional distributor of notions and furnishings, this company was one of the over thirty wholesale concerns located in Hutchinson in the first decades of the twentieth century. Few of these wholesale buildings remain, however, increasing the significance of those that are extant.

- **225-227 S. Main, West Allison & Co. First Water Mills/Guyman-Petro Mercantile Co. Building. (c. 1876; altered/additions c. 1900, 1906)**

The Water Power Company was organized in 1876 by town founder C.C. Hutchinson and his cousin. A four mile mill race was dug from Cow Creek, northwest of town, to bring water along the south wall of the mill. The unpredictable flow of Cow Creek led to the mill's conversion to steam in 1880. The mill powered the first electric streets lights along main, purportedly the first



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west of Chicago. It was remodeled at the turn of the century, and Gonder-Petro Mercantile opening in 1902. Gonder sold his interest to E.T. Guymon in 1906, and it became the Guymon-Petro Mercantile, a wholesale grocery firm. This company moved out in February 1944, and in 1947 the Ark Valley Alfalfa Mills occupied the building. It also sub-leased the building to the Lawrence Warehouse Company. Stevens Plumbing bought the building in 1949. In 1953, television equipment was unloaded and tested in the building while KTVH waited for their studio to be completed. The first T.V. signals sent from Hutchinson originated from the mill.<sup>35</sup> The building's present appearance is associated with the historic context "*Wholesale Distribution & Manufacturing: 1879-1956.*"

• **100 Avenue A East. Salt City Business College Building. (1916)**

Through consolidations and mergers, the Salt City Business College can trace its beginnings back to 1879, when Hutchinson was poised to become a regional center of commerce. With the town's easy access to rail and its role as a center for business, it was natural to locate a business college in downtown. At first, the school was located on the top floor of the building at the southwest corner of A and Main. In 1910, J.D. Conard and Oscar S. Johnston bought the school when there was only 68 students. Under their leadership, it began a period of rapid growth, and by March 1912, there were nearly 600 students enrolled. This led to the construction of a building solely for the use of the college. The building was initially designed by W.F. Hulse & Company, but the firm was dismissed and Conard and Johnston claimed to have completed most of the planning. The school closed in December 1979, its centennial year.<sup>36</sup> The building is associated with the context "*Commercial Center of Reno County: 1878-1966.*"

• **101 S. Walnut, Convention Hall. (1911-'12)**

One of the key buildings which encouraged commercial development along S. Main, and was an important civic effort at increasing commercial traffic in Hutchinson through conventions, this resource is clearly associated with the historic context "*Commercial Center of Reno County: 1878-1966.*" It was designed to seat approximately 4,000, with 2,000 on the main floor, 1,000 in the balconies and 1,000 in the galleries. The building also included offices for city government. President William Taft was present at the laying of the cornerstone in 1911, said to be the first time in Kansas history that a U.S. President had performed such a ceremony. The 1941 floor

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<sup>35</sup>"Water Power Mill."

<sup>36</sup>"Salt City Business College," Kansas Historic Resources Inventory Form, February 1990.



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seriously damaged the building's floor, and serious thought was given to condemning the structure. It was eventually remodeled in the 1950s, but its future has been a subject of local debate for many years.

**Architecture**

The commercial buildings found in the proposed Downtown Core South Historic District of Hutchinson represent a range of building types, varying in size, scale, and level of detailing. This range was dependent upon not only the means and tastes of the business owners, but also on the building's intended use as well as its period of construction. As befitting a regionally prominent commercial center, some of the buildings are high-style representatives of various popular styles from their period of construction. Most buildings in this portion of downtown housed smaller local businesses are simple vernacular commercial construction typical of that found throughout the country.

A common element of virtually all the commercial buildings within the proposed district is their masonry construction. There is only one example of the earliest brick commercial buildings in Hutchinson within the district's boundaries. Captain Williams manufactured the first bricks in Hutchinson in the first year after the town was platted; shortly there were several local brick plants. However, these early bricks were soft-fired, and proved to be an unstable building product because of their tendency to deteriorate in the weather. Thus very few of these soft brick buildings remain today anywhere in the city.<sup>37</sup> Most of the remaining commercial examples from this period were demolished.

When bricks became more readily available, the city passed an ordinance that no building could be constructed on Main Street between the railroad and the courthouse except of brick or stone.<sup>38</sup> After it had been discovered that the local bricks were unsatisfactory, cut sandstone and limestone were the building materials of choice for almost a decade.<sup>39</sup> One of the most prominent group of buildings constructed of these materials during this period was the Higley Block on the northeast corner of Main and 2nd Avenue. By the turn of the century, hard fired brick was being shipped to

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<sup>37</sup>"Downtown Historic Resources Survey," p. 2-55.

<sup>38</sup>Ibid.

<sup>39</sup>"Downtown Hutchinson: Historic Overview," p. 5.



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Hutchinson, and this remained the building material of choice for all commercial buildings through the 1960s.<sup>40</sup>

The vast majority of buildings within the proposed historic district are representatives of the *one- or two-part commercial block* property types as defined in Section F of the MPDF "Historic Resources of Hutchinson;" their significance is discussed in that document. These buildings can have one- or two-stories, and have flat roofs with symmetrically arranged facades. More importantly, the *two-part commercial blocks* feature a distinction between the storefront level and the upper zone. Most of the storefront levels of *commercial block* buildings have large display windows flanking an entry which is generally recessed. Second story windows are usually narrower than those on the first floor.

Stylistic features of the *commercial blocks* vary depending upon the period of construction for each individual building. The Italianate style was once the most dominant architectural vocabulary employed for commercial buildings during the 1880s in Hutchinson; no examples of this style remain in this section of downtown. There are a few examples of the Late Victorian Commercial subtype within the proposed district, and elements typical of this period are even found on buildings constructed after the turn of the century. Decorative corbelled brick brackets, arched window lintels, and other devices to avoid a flat, monotonous surface are typical. 112-114 S. Main, although constructed around 1912, still have features typical of a *Two-Part Commercial Block: Late Victorian Commercial* building. The cornice is accented by corbelled brick, and the it is divided into three main bays by engaged brick pilasters which extend full height. The pilasters form recessed panels at the second story and in the cornice area. The windows vary in details, with some featuring semi-elliptical stone arched lintels and other sharing a continuous flat stone lintel. The general appearance retains an emphasis on the verticality of the buildings.

The Italianate commercial buildings that were once located along S. Main were either demolished or altered in later years, changing their appearance with more simple detailing typical of early twentieth century commercial buildings. The unit block of S. Main contains buildings which were drastically altered from their original historic appearance, but whose alterations have achieved their own significance over time. As noted in the registration requirements, it was typical for the earliest commercial buildings to undergo some degree of alterations over the years, and these changes do not diminish their architectural integrity. Some of these alterations take their design

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<sup>40</sup>"Downtown Hutchinson: Historic Overview," p. 6.



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cues from Modern architecture, with pared down detailing and sleeker lines. The Penney-Whiteside block at 24-28 S. Main originally housed the New York Hotel and was originally constructed in 1887. The three-story red brick building had arched windows in each story, hot and cold water throughout, and gas and electric lighting. Around 1926, the top floor was removed and the facade was re-bricked. Its current appearance dates from that alteration, and it is now a good representative of the *Moderne* subtype of the *two-part commercial block*. It has multi-colored light brick cladding with engaged pilasters which enframe the facade and extend beyond the parapet edge. In addition to coping at the top, there is little definition of the cornice edge, in stark contrast to the Victorian era of commercial buildings. Other decoration is minimal and geometric: a rectangular panel of raised brick stretchers and headers has square stone accents and is located below the cornice line. Paired windows have shared sills. The storefront lintel is delineated by a wide row of vertical brick stretchers. The design emphasis has now changed, from the verticality of the previous decades to a more horizontal emphasis. It has also changed from excessive detailing to a more sleek appearance.

Other storefronts from the early twentieth century are vernacular, and sometimes are distinguished more by their form than any architectural styles. A few of these may retain a few design details from the Late Victorian era, such as corbelled brick brackets, but otherwise have little architectural ornamentation. 120-122 and 126 S. Main are buildings which feature design details which transition from the late Victorian to early twentieth century period. The cornice of corbelled brick brackets harkens back to an earlier era, while the windows are becoming more horizontal in their emphasis. More typical of the *Early Twentieth Century Commercial* subtype of the *two-part commercial block* property type is 119 S. Main. Clad in dark hard-fired brick, the upper story is devoid of decoration save for four small square stone accents around the windows. The two pairs of upper story windows each share a continuous stone sill.

An important and rare example of the Classical Revival style, as applied to a *two-part commercial block* form, is the Salt City Business College Building at 100 Avenue A East. It is architect-designed, although the owners of the business later claimed to have completed most of the design themselves after they dismissed the architectural firm of W.F. Hulse & Company. The entry facing onto Avenue A is particularly elaborate, and is one of the few remaining in Hutchinson with such distinctive classically-influence details. There is a large topstone with "Salt City Business College," and the second story is divided into bays by engaged classical stone Corinthian columns. The second story also has a stone balustrade. A wide stone entablature wraps around the west elevation, and features a dentil band topped with a pedimented parapet.



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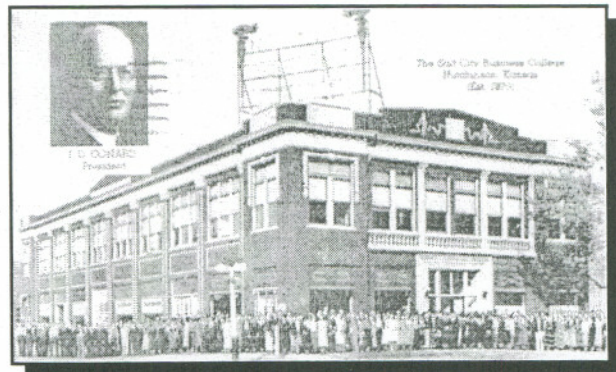
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*This artist's rendition may represent the architects' original plans.*



*A historic postcard of the Salt City Business College after it was constructed.*

Another classically-inspired building is located directly south of the Salt City Business College. The Great American Life Insurance Co. Building at 100 S. Walnut is an imposing tan brick Neoclassical Revival style building. Although clearly constructed for commerce, its form does not relate it to the two-part commercial block property type. It has full height Corinthian entry columns and Ionic pilasters dividing the building into symmetrical bays, and a wide entablature with projecting cornice, modillions, and dentil course. It is one of the few remaining buildings of this style in Hutchinson.

Not all of the buildings within the district with classical references are commercial in origin. The Convention Hall at 101 S. Walnut is a large brick Classical Revival style example of the *Civic Building* property type. It has combined flat and gable roof forms, with its body divided into clearly articulated parts. Advancing and receding planes provide architectural interest, and help break up the massiveness of its long street elevations. Classical details include a wide entablature, overhanging cornice, and molded frieze. Windows and sills are articulated in stone.

In contrast are automobile-related businesses, which tended to be situated in buildings with far less ornamentation. Examples of one-story *Service facility: automobile facility* buildings at 114, 116-118, and 120 S. Washington were all constructed in the 1920s, and have little to distinguish them beyond their basic form except for brick details at the cornice edge. There are battlements at the roofline, and a corbelled brick edge. Simple rectangular brick panels are often present; these have at times served for signboards. A more elaborate example of this property type is the McVay



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Building at 16-18 Avenue A East, McVay Building. It features a distinctive orange brick facade with red and tan brick accents. The roof is accented with a semi-elliptical parapet with low battlements on either end. The cornice area is elaborated with a center name plaque with "McVay," and stone courses forming linear designs on either side. The openings has semi-circular arches.

Many of the commercial buildings located within the district are good examples of works of professional architects. As a metropolitan city, Hutchinson's business owners not only had local architectural firms to choose from, but often employed firms from nearby Wichita or Kansas City. The First National Bank Building was designed by the nationally prominent architect Daniel Burnham of Chicago in 1911. A significant remodeling in 1973 was designed by the Hutchinson firm of Mann & Co., so it is not presently included within the district due to its age. However, there are several other examples of work by Mann & Co. located downtown.

Nearly a century old, Mann & Co. began in 1908 when Arthur entered into partnership with an already established Hutchinson architectural firm; the new firm was called Mann & Kelso. In 1910, the firm was known as Kelso, Mann and Kelso, and in 1915, as Kelso, Mann and (Ted) Gerow. In 1924, Gerow moved to Oregon and the firm became Mann & Co. Mann's son Robert entered the firm in 1932 after graduating in architecture from the University of Kansas. This was during the Great Depression, when the firm only had one project on the boards – a small local filling station. Robert became a partner in 1937 when the economy began to recover. Norman Mann, son of Robert's cousin Horace, graduated from the University of Nebraska in 1956, and after two years of designing projects for the U.S. Army, returned to Hutchinson to join the firm. Arthur retired in 1964, and Norman became a partner in 1966. Robert Mann retired in 1977; by this time, the firm had designed 216 schools, 44 churches, 35 hospitals and medical facilities, 14 municipal buildings, 11 county buildings, 15 federal buildings, 94 commercial structures, and 23 residential structures. In Hutchinson, the firm's significant works included the First National Bank Center remodeling in 1973, the Elks Lodge, the Prudential Insurance Building, Central State Bank, Hutchinson junior and senior high schools, the Dillon Nature Center, Hutchinson Sports Arena, and several churches including the Trinity United Methodist Church.<sup>41</sup> The firm also worked on several education buildings across the state, including the remodeling and addition to

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<sup>41</sup>"Robert Mann Sells to Norman," Hutchinson News (16 January 1977) p. 30.



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the University of Kansas Student Union in Lawrence and Colby High School in Colby, Kansas.<sup>42</sup> Within the proposed district, the firm designed the Convention Hall in 1911 (as Kelso, Mann & Gerow) and the Great American Life Insurance Company Building in 1919 (as Mann & Gerow).

Collectively, the buildings in the "Downtown Core South Historic District" meet criterion C for significance in *architecture* as a collection of extant historic commercial property types in Hutchinson. This group of commercial buildings includes a range from one of the oldest commercial/industrial buildings in the city to several examples from the early to mid-twentieth century. There are some examples of the *Civic Buildings* property type as well, with styles ranging from the Classical Revival to Art Deco. This range of property types, building forms, and styles illustrates the long period of development of commerce and industry in Hutchinson's downtown.

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<sup>42</sup>Joel E. Haag, [joel@mannandcompany.com], "Notable projects," Private e-mail message to Deon Wolfenbarger, [threegables@mric.net] (13 January 2004).



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## UTM Coordinates (cont.)

	Zone	Easting	Northing
5.	14S	593658	4211721
6.	14S	593587	4211880
7.	14S	593586	4211930
8.	14S	593735	4212065

## Verbal Boundary Description

The nominated property is generally bounded by C Avenue, the alley south of Sherman, Washington and Poplar Streets. Beginning at the southeast corner of the district, the boundary runs north along Poplar Street to the juncture of the first alley to the west. The boundary proceeds west along the northern boundary of Sylvan Park and then north along the eastern boundary of "All of Lots 13, 15, 17, 19 and 21 except a tract described as follows beginning at the southwest corner of Lot 13, continuing north to a center point on E Avenue A. The boundary proceeds west on E Avenue A and then north along the eastern property line of Lots 14 and 16 E Avenue A. At the northern property line of Lots 14 and 16 E Avenue A the boundary proceeds west, crossing Walnut Street and continuing along an alley that bounds the northern property line of "Lots 1-12 Even Inc A Ave East." The boundary proceeds south along an alley bounding Lot 2 and then west along the northern boundary of Lots 20 and 22 S. Main to a center point on South Main Street. The boundary proceeds south on South Main Street to the northern boundary of Lot 47, where it proceeds west to the alley. The boundary line proceeds north along the alley to the juncture of the next alley to the west, and then proceeds west along the northern boundaries of Lots 2, 4, 6, 10 and 12 West Avenue B to a center point on Washington Street. The boundary proceeds south on Washington Street to the intersection of West Avenue B, where it proceeds east to an alley. It then proceeds south along the western boundaries of Lots 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, and "All of Lots 77, 79, 81, & 83 & TR BEG SE COR LOT 83 S60 FT W150 FT N60 FT E150 FT TO POB South Main." At the intersection of E Avenue C the boundary proceeds east. At the intersection of South Main Street the boundary proceeds north to the intersection with E Avenue B, where it proceeds east to the point of beginning.



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**Boundary Justification**

The boundary includes one of the highest concentrations of contributing historic resources that have historically been part of Hutchinson's commercial center. The district focuses on the area between the alley south of Sherman and the former Missouri Pacific railroad tracks on the south, which also maintain their historic integrity as outlined by the registration requirements in the MPDF "Commercial and Industrial Resources of Hutchinson." Logical boundaries, such as streets or alleys, were used for edges where there were a sufficient number of contributing buildings contained within a block. This does result in some non-contributing buildings located on the interior edges of the district's boundaries. Outside of the district's boundaries are non-contributing buildings (either altered or non-historic), parking lots, and vacant lots. Future rehabilitation of buildings immediately outside of the proposed district's boundaries may warrant a boundary adjustment.



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*The following information applies to all photographs:*

**Location of original negative:**

City of Hutchinson  
Planning and Development Department  
125 East Avenue B  
P.O. Box 1567  
Hutchinson, Kansas 67504-1567

*The following information applies to photographs 1, 4-7:*

**Name of photographer:**

Doug Hintzman

**Date of photographs:**

29 December 2002

*The following information applies to photographs 3, 8,9-13:*

**Name of photographer:**

Doug Hintzman

**Date of photographs:**

01 October 2002

*The following information applies to photograph 2:*

**Name of photographer:**

Deon Wolfenbarger

**Date of photographs:**

09 December 2002

*The following information applies to photograph 14:*

**Name of photographer:**

Deon Wolfenbarger

**Date of photographs:**

05 August 2003

*Further information is listed in the following:*

**Photograph number, Description of view**

1. Looking northeast towards the east side of the unit S. Main.



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2. Looking south along S. Walnut towards the intersection of Avenue A East.
3. Looking northwest towards the north side of the unit block of Avenue A East.
4. Looking northeast towards 100 Avenue A East.
5. Looking northeast towards 100 S. Walnut.
6. Looking northwest towards the 101 S. Walnut.
7. Looking northeast towards the 100 block of S. Washington.
8. Looking northwest towards the north side of the unit block of West Avenue B.
9. Looking northwest towards the west side of the 100 block of S. Main.
10. Looking northeast towards the east side of the 100 block of S. Main.
11. Looking northeast towards the north side of the unit block of East Avenue B.
12. Looking northwest towards the west side of the 200 block of S. Main.
13. Looking northwest towards the west side of the 200 block of S. Main.
14. Looking west in Sylvan Park towards Walnut Street.



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Property Owner	14 E A AVE	14 E AVE A	HUTCHINSON, KS	67501	S
De Burgh Corporation	16 E A AVE	P O BOX 1724	HUTCHINSON, KS	67501	S
Kirt Poovey	100 E A AVE	1275 26TH ST	LITTLE RIVER, KS	67457	S
Property Owner	18 E B AVE	18 E B AVE	HUTCHINSON, KS	67501	S
Property Owner	24 E B AVE	24 E B AVE	HUTCHINSON, KS	67501	S
Douglas Fisher	20 S MAIN ST	311 W. 19TH	HUTCHINSON, KS	67501	S
Florence Myers	24 S MAIN ST	24 S MAIN	HUTCHINSON, KS	67501	S
Wayne Strawder	26 S MAIN ST	26 SOUTH MAIN	HUTCHINSON, KS	67501	S
Apollo Specialties	28 S MAIN ST	28 S MAIN	HUTCHINSON, KS	67501	S
Steve Braun	112 S MAIN ST	109 HYDE PARK	HUTCHINSON, KS	67501	S
Forum, Inc	116 S MAIN ST	3100 RIDGECREST ST	HUTCHINSON, KS	67501	S
Lloyd Armstrong	119 S MAIN ST	121 S MAIN ST	HUTCHINSON, KS	67501	S
Property Owner	120 S MAIN ST	120 S MAIN ST	HUTCHINSON, KS	67501	S
Lloyd Armstrong	121 S MAIN ST	26 E 17TH AVE	HUTCHINSON, KS	67501	S
Robert Avery	123 S MAIN ST	102 E. 14TH	HUTCHINSON, KS	67501	S
Property Owner	126 S MAIN ST	126 S MAIN ST	HUTCHINSON, KS	67501	S
Leslie Sanborn	127 S MAIN ST	1006 W MAIN ST	HUTCHINSON, KS	67501	S
Tony Flores	128 S MAIN ST	128 S MAIN	HUTCHINSON, KS	67501	S
Shirley Dalton	129 S MAIN ST	6 WINDEMERE CT	HUTCHINSON, KS	67501	S
William Lohmeyer	201 S MAIN ST	416 N MAIN ST	HUTCHINSON, KS	67501	S
Ronald Werner	207 S MAIN ST	739 W 1ST AVENUE	HUTCHINSON, KS	67501	S
Earl Barnes	211 S MAIN ST	2619 LINKSLAND DRIVE	HUTCHINSON, KS	67501	S
Earl Barnes	213 S MAIN ST	2619 LINKSLAND DR	HUTCHINSON, KS	67501	S
Richard Langenwaller	215 S MAIN ST	3 PRAIRIE DUNES DR	HUTCHINSON, KS	67501	S
Property Owner	221 S MAIN ST	221 S MAIN ST	HUTCHINSON, KS	67501	S
John Stevens	225 S MAIN ST	P O BOX 913	HUTCHINSON, KS	67501	S
Reno Co. Historical Society	100 S WALNUT ST	P O BOX 664	HUTCHINSON, KS	67501	S
City of Hutchinson	101 S WALNUT ST	125 E. AVE B	HUTCHINSON, KS	67501	S
City of Hutchinson	101 S WALNUT ST	P O BOX 1567	HUTCHINSON, KS	67504	S
Property Owner	114 S WASHINGTON ST	114 S WASHINGTON ST	HUTCHINSON, KS	67501	S
Hendershot LLC	116 S WASHINGTON ST	208 W 13TH AVE	HUTCHINSON, KS	67501	S
Property Owner	120 S WASHINGTON ST	120 S WASHINGTON ST	HUTCHINSON, KS	67501	S
Norman Karlin	14 W B AVE	14 W AVE B	HUTCHINSON, KS	67501	S
Manuel Curiel	18 W B AVE	18 W B AVE	HUTCHINSON, KS	67501	S
Property Owner	22 W B AVE	22 W B AVE	HUTCHINSON, KS	67501	S



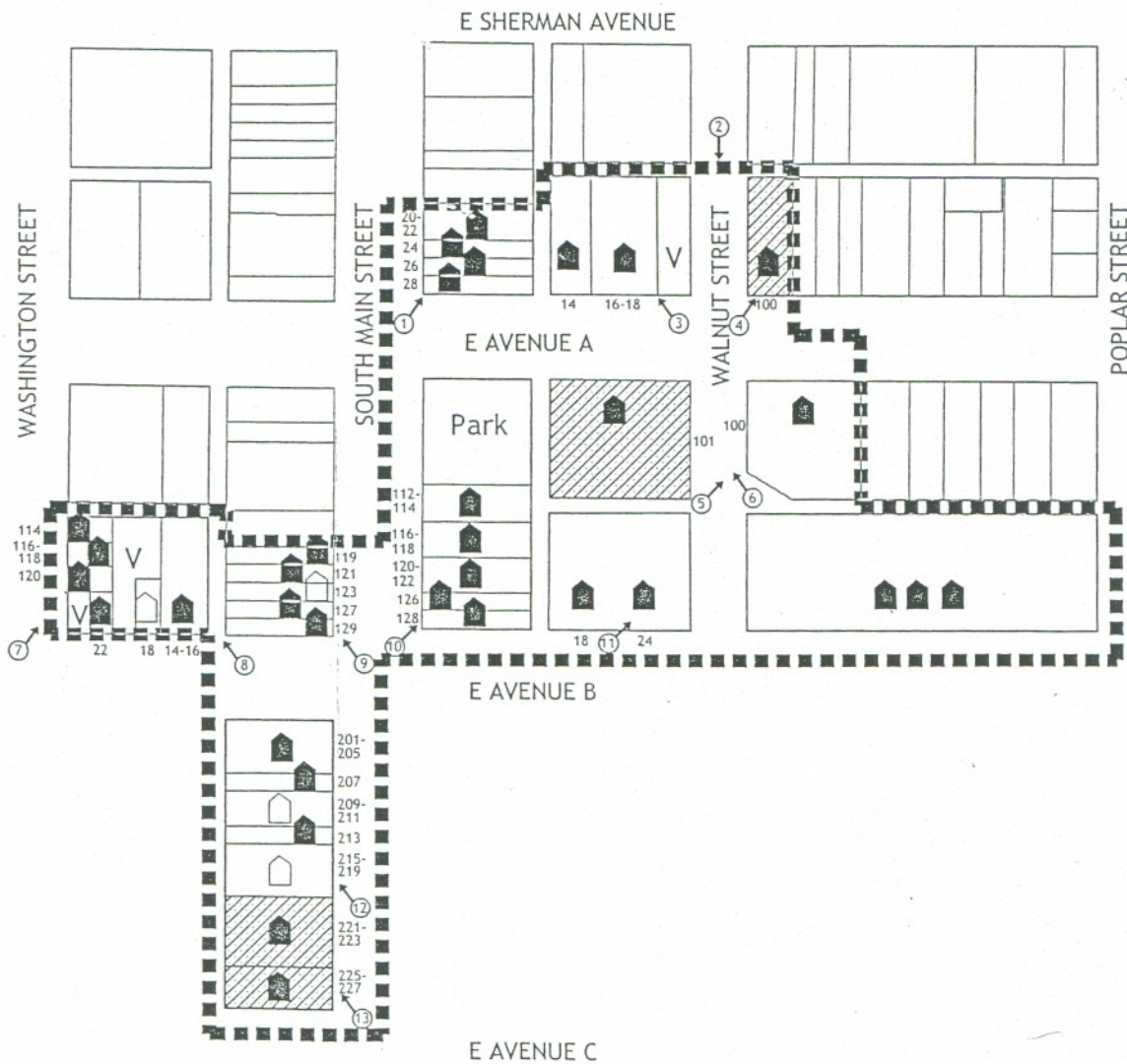
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City of Hutchinson, Kansas





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Legend



Contributing building



Non-contributing building



Boundary

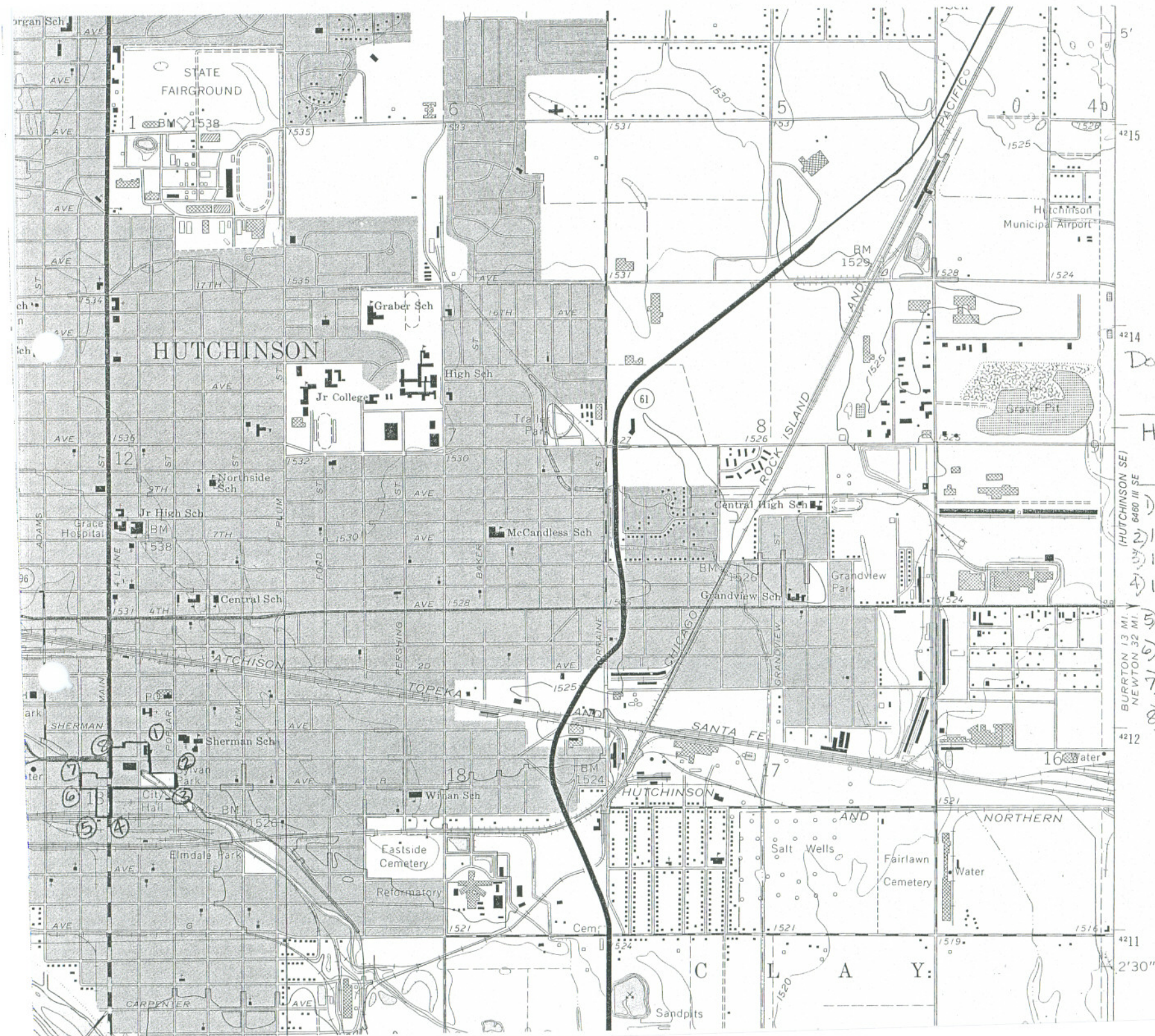


Photo numbers



Vacant lot





Downtown Core South  
Historic District

Hutchinson, Reno Co.  
Kansas

- (HUTCHINSON SE)  
6480 III SE
- 1) 145 593893 4212017  
2) 145 594026 4211932  
3) 145 594027 4211877  
4) 145 593704 4211722  
5) 145 593658 4211721  
6) 145 593587 4211860  
7) 145 593576 4211930  
8) 145 593135 4212063
- (BURRTON 13 MI.  
NEWTON 32 MI.)